

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: **NOVEMBER 6, 2025**

Appearance Commission

6:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Hrymak called the meeting to order at 6:07pm.

ROLL CALL:

Members Scheffke, Preston, Quirke, Gonser, Kluck and Chair Hrymak were present.

In attendance from Village staff were Angela Mesaros, Director of Economic and Community Development; and Charise Campbell, Administrative Secretary. There were 4 members of the public in attendance, virtually or in-person.

AYES: 6 (Members Scheffke, Preston, Quirke, Gonser, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 1 (Member Banks)

APPROVAL OF MEETING MINUTES:

Chair Hrymak asked for corrections from the October 16, 2025 meeting minutes.

Member Kluck stated that on top of the first page where it states "Case 25-40- Appearance Review for Tequila Raizes Restaurant, 18136 Dixie Highway", should read "Park West Plaza, 3003-3029 W. 183rd St.

Member Kluck stated that in the fifth paragraph where it states "Smith noted that the brick would be vented to ensure moisture relief for the brick material" should read "the soffit would be vented to ensure moisture relief for the soffit material"

Motion to approve the minutes as amended by Member Preston; seconded by Member Kluck.

AYES: 4 (Members Preston, Quirke, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 2

ABSENT: 1 (Member Banks)

REGULAR BUSINESS:

Chair Hrymak asked if there were anyone online from the public. There were no comments.

CASE 25-47 - Appearance Review and Comprehensive Sign Plan for Park West Plaza- 3033-3029 W. 183rd St

Director Angela Mesaros introduced the case.

Applicant, Paul Rzewuski, from Elevate Signs introduced himself.

The applicant, Paul Rzewuski, stated that they will be making improvements to the existing pylon sign on the property. All materials that are seen with the physical eye will be brand new. Rzewuski stated that the only thing that they will be keeping is the existing sign post and power. Rzewuski stated that the sign will have a new pole cover, new cabinet, all new LED lights, with low voltage and high efficiency design, green energy improvements and improved color. Rzewuski stated that the colors will tie in with the building and provide a nice clean look that will preserve the fascia better over time.

Chairman Hrymak asked if property owner, Bill Caton, had anything he wished to add.

- **Property owner Bill Caton stated that they are making good with progress and trying to beat the weather. Caton stated that the cement contractor started breaking up concrete today to replace sidewalk. Caton stated that the roof work is planned to be completed Tuesday next week and the asphalt company should be completing paving the week of the 17th. Caton said workers are painting the building for about 4 hours per day.**

Chairman Hrymak asked for questions from the Commission.

Member Scheffke asked if the vinyl is first or second sign surface, and how long it would last.

- **Paul Rzewuski stated the vinyl is the first surface, and it is designed to last for years. Rzewuski stated that cracked vinyl only appears when you are not using a high performance vinyl. Rzewuski said this is high performance vinyl.**

Member Preston had no questions.

Member Quirke asked is there any chance that there could be a consistency in the tenant's signage.

- **Paul Rzewuski stated that can be tricky due to some tenants having national brands, but the landlord has final approval on what signage a tenant can put up on the building.**
- **Bill Caton stated that they want some sort of unity when it comes to signage and that they are willing to replace any existing signs that are rusted or faded, which means they will have some say in what goes up.**

Member Quirke asked if they are speaking about the signage on the building or the pole.

- **Property owner Bill Caton stated the signage on the building. The signage on the monument pole will primarily be the business owner's responsibility.**

Member Quirke wants to know if there can be sort of consistency when it comes to the fonts, size, and style.

- **Bill Caton stated that Elevate Signs is their vendor and they will work with them on the final details for sign consistency.**

- **Applicant Paul Rzewuski stated that they will work as second set of eyes to keep things as consistent as possible and that the landlord generally can have some say on the signage being put up such as the size.**

Member Quirke asked is the signs being put up in compliance with the Village sign requirements.

- **Director Angela Mesaros stated "Yes"**

Chair Hrymak stated that he emphasized that the landscaping is imperative and that it draws people eye to the business. Hrymak stated that the landscaping already looks terrific. The maintenance on the landscaping is key to prevent it from dying out.

Chairman Hrymak stated he noticed the new pylon sign and the renderings looks fantastic. Hrymak asked about a copy of the photometrics being provided.

- **Director Angela Mesaros stated yes, but the photometrics were provided only for the front of the building. The photometrics only show the impact of the front lights, not for the parking lot yet. Mesaros stated that the parking lot photometrics will be provided soon.**

Member Kluck and Gonser had no questions.

Member Quirke stated that in the minutes on pg. 4, it was discussed that there be planters in the front of the building. Is there any further consideration on that still?

- **Property Owner Bill Caton stated yes when they replace the sidewalk, they will add two more feet to its width for if a restaurant wants to have seating on the outside. Caton said that there are plans to purchase durable planters and put some mums in them, to add greenery to long open spots along the sidewalk.**

Member Preston asked if they plan to hang lights during the holidays.

- **Property Owner Bill Caton stated that they haven't thought about those kinds of lights yet because there are still repairs needed to the soffit and fascia of the building and that's going to be last through the end of the year. Caton said it is unlikely this year but it will be discussed for next year.**

Chairman Hrymak had no further questions about lighting.

Chair Hrymak requested a motion to approve Case 25-47, Appearance Review and Comprehensive Sign Plan for Park West Plaza, 3003-3029 W 183rd Street.

Motion made by Member Gonser, seconded by Member Preston.

AYES: 6 (Members Scheffke, Preston, Quirke, Gonser, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 1 (Member Banks)

CASE 25-48 - Appearance Review for Façade Renovation at 2020 Ridge Road

Director Angela Mesaros introduced the case.

Applicant, Cyrus Su, the owner of 2020 Ridge Rd. and applicant of the case, introduced himself.

Owner, Cyrus Su, stated that for the past two weeks they have been working and putting in a lot of thought into the design of the new restaurant. For the storefront, they made a decision to design with composite board. Cyrus stated that they have used this material on previous properties that they own in Aurora and Naperville. He stated that the proposed materials are new, waterproof, heat resist, and lightweight. Cyrus stated that they will be using 12" x 24" black marble-looking tiles on the bottom.

Member Scheffke asked how to pronounce the name of the restaurant.

- **Applicant Cyrus Su pronounced the name, and stated that it is called Jiao 66 which means "Lucky" in Chinese. Su stated that they wanted a design that look like a dumpling.**

Member Scheffke stated that the materials looks good and that he is anxious to see it in person. Scheffke stated that he liked the whole look of the front of the building.

Member Scheffke asked about the life expectancy of the product.

- **Su stated that it ranges from 10-20 years, it does not crack and it doesn't get dirty. He stated that its pieces that connect to each other. Su noted that the material is not wood, but rather wood and polymer.**

Member Scheffke asked for clarification on wood and polymer, and wanted to know if it is a blend of wood with polymer or if instead it is polymer that looks like wood.

- **Su stated that he is not sure of the ingredients of the materials but he knows for a fact that its plastic and wood with different materials combined together with heat to make it solid and heat-resistant.**

Chairman Hrymak stated that he read a test report from the fire and heat and it states that it's a wood plastic composite plank. He believes that it's a faux wood.

Member Scheffke asked about the black space to the left on the renderings.

- **Su stated that it will be a take-out window or customers can order drinks such as boba and milk teas.**

Member Gonser asked if all the windows are planned to be re-done.

- **Su stated that all the windows are new for the new restaurant.**

Member Gonser stated that the proposed material seems sturdy, and asked if its gets dirty.

- **Su stated that the material is very sturdy, and that it doesn't get dirty. Su said it is a very good material, and that he is using it on some very high end homes in Aurora, and it is used on the**

entire exterior of some homes. Su said that the property is a multi-million dollar home that he is currently using it on.

Member Preston states that she loves the esthetic Japanese modern style but asked about if it would be dark around the windows under the awning.

- **Su stated that there will be overhang lighting under the hood of the front façade. It will be about eight lights installed there (4 on each side).**

Member Quirke asked how deep the overhang is.

- **Su stated that the overhang is 5 feet into the building**

Member Quirke asked is that 5 feet is on the outside of the building.

- **Su states that's no, it is 5 feet to the inside of the building.**
- **Director Angela Mesaros stated that no lighting or awnings will be protruding out toward the sidewalk.**

Member Quirke stated that he sees furniture on the renderings and wants to know is it their intent to have service outdoors.

- **Su stated that the furniture is not permanent, and that it is temporary seating for when people order drinks and food at the takeout window and they wait there for their order. Su noted that there will not be food service outdoors, only at the takeout window.**

Member Quirke asked if there are plans for alcohol being served at the restaurant.

- **Su stated that the restaurant will be serving alcohol. Su noted that they are trying to apply for a liquor license.**

Member Quirke asked if that approval includes hard liquor.

- **Su stated that yes we will be applying for a liquor license to serve hard liquor in the restaurant, but not at tables on the outside. Su said that they will not be serving drinks outside. Su stated that the outside area is for serving boba drinks at the takeout window. Su reiterated that no one will be sitting outside to eat at the restaurant or drink alcohol.**
- **Su stated there is not enough space outside for customers to be served outdoors.**

Member Quirke asked what the sign is going to be made of.

- **Su stated yes it's going to be made of aluminum**

Member Quirke asked are the letters in the sign will be designed as individual sign parts.

- **Su stated "yes," the letters will be individual.**

Member Quirke asked Director Angela Mesaros have we looked at size for the sign because the sign looks pretty big.

- **Director Angela Mesaros stated that they have to comply with Village size requirements. Mesaros stated that the Village has not received a sign permit yet to review, but the sign will need to meet our size limitations.**

Member Quirke asked what the building in the back will be, and noted that it looks like an addition. Quirke also asked what parking will be used for in the back of the building.

- **Su stated that the building in the back is a storage room. Su noted that there will be a few spots for parking, but the parking is limited.**

Member Quirke asked if the parking in the back is meant mostly for employees.

- **Su stated that customers can park there.**

Chairman Hrymak stated that he likes the look of the building, but it is different from some of the other buildings in the area. Hrymak noted that he likes the originality of it. Hrymak said that he likes the look of the wood polymer and how it has a solid appearance. Hrymak stated that he read the fire ratings on the wood polymer and that it fits and should not be an issue; but that he finds it a little surprising that it does not have to be cleaned.

Chairman Hrymak asked that if for some reason that the building material do get dirty, if cleaning will be done on the building.

- **Su stated cleaning will be done.**

Chairman Hrymak provided a suggestion to consider during the warmer weather to have some plantings in the front of the building, such as some large pots with plants to draw attention to the business.

- **Su stated that they would consider these plantings, but have some concerns about the large tree that exist in the front of the business.**

Member Quirke asked about the tree in the middle of the front of the building, and if it is planned to stay.

- **Su stated that he has tried to apply with the Village to have it removed because it has been damaging the plumbing at the property. Su said that the tree roots are large and cause the ground to lift up in the front of the building. Su said if they get that tree removed, it will allow them to have all the brick flush and a small garden area could be constructed.**

Chairman Hrymak asked if the Village has said anything about the tree.

- **Director Angela Mesaros stated that the Village has repeatedly said no to removing the tree, but it has caused some problems during construction.**

- **Su stated that what's more concerning is that it's not leveled in the front of the building and that he is afraid that if a wheelchair goes up to the front of the building that it will roll out to the street.**

Chairman Hrymak asked is the Village going to do anything about that concern.

- **Director Angela Mesaros stated that the Village been putting in the new tree grates.**

Chairman Hrymak stated that if the issue is not addressed by the Village, it can be a liability for the Village

- **Director Angela Mesaros stated it can a liability.**

Chair Hrymak requested a motion to approve Case 25-48, Appearance Review for Façade Renovation at 2020 Ridge Road.

- Motion made by Member Kluck, seconded by Member Preston.
- AYES: 6 (Members Scheffke, Preston, Quirke, Gonser, Kluck, and Chair Hrymak)
- NAYS: 0
- ABSTENTIONS: 0
- ABSENT: 1 (Member Banks)

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURN:

A motion was made to adjourn the meeting by Member Kluck; seconded by Member Preston.

AYES: 6 (Members Scheffke, Preston, Quirke, Gonser, Kluck and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 1 (Member Banks)

The meeting adjourned at 6:45pm.

Respectfully submitted,

Charise Campbell

Charise Campbell
Administrative Secretary

